

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$68,303.01

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11820 TO ME DIRECTED, WILL BE SOLD AT PUBLIC SALE, IN THE BEAVER COUNTY COURTHOUSE, 810 THIRD STREET, COMMISSIONERS CONFERENCE ROOM, BEAVER, PENNSYLVANIA ANNOUNCED ON

Monday, January 4th, 2016

AT 09:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF, NOT LATER THAN THIRTY (30) DAYS OF THE SALE, AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN (10) DAYS THEREAFTER.

ALL that certain Parcel of land situate in the Fifth Ward of the City Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being the Easterly Part of Lot No. 474 in the Darragh, Fetterman and Porter Plan of lots in said City, bounded and described as follows, to-wit:

On the North by Nineteenth Street; on the East by Third Avenue; on the South by Lot No. 473, same plan; and on the West by other part of said Lot No. 474. Said part of lot herein conveyed having a frontage of 30 feet on Third Avenue and extending back therefrom of uniform width, a distance of 77 feet to the other part of said lot.

BEING KNOWN AS 1837 3rd Avenue, Beaver Falls, Pennsylvania.

UNDER AND SUBJECT to any rights, covenants, conditions, agreements, reservations, exceptions, restrictions, and easements appearing of record; and to any state of facts an accurate survey would show.

TOGETHER with all and singular the buildings, improvements, streets, alleys, passages, ways, water, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

BEING the same premises granted and conveyed unto Charles E. Lechner and Mary Beth Lechner, husband and wife, by Deed of Rose S. Newman, also known as Rose Sander Newman, widow, by and through her duly appointed agent/attorney-in-fact, Terry P. Sander, dated May 22, 2001, and recorded in the Office of the Recorder of Deeds of Beaver County Pennsylvania on May 31, 2001 at Instrument No. 3092164. Charles E. Lechner died on January 12, 2001, thereby vesting title solely into Mary Beth Lechner, a/k/a Mary B. Lechner, his widow, by due process of law.

BEAVER COUNTY TAX PARCEL I.D. NO. 05-002-0618.000

PARCEL NO.: 05-002-0618.000

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION, successor by merger to NATIONAL CITY BANK

VS

DEFENDANT: Mary Beth Lechner, a/k/a Mary B. Lechner

SALE ADDRESS: 1837 3rd Avenue Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: BRENT SOLOMON, ESQ.

N.B. -- Twenty percent (20%) of the purchase money must be paid at the time and place of sale. Payment must be in cash or certified check made payable to the Sheriff of Beaver County and the balance thereof, within thirty (30) days from the date of sale.

Sheriff George J. David